

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, January 22, 2019**  
**5:00 PM**

**ROLL CALL**

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2018 ANNUAL REPORT**  
[Annual Report](#)
3. **APPROVAL OF 2019 CALENDAR**  
[2019 Schedule](#)
4. **APPROVAL OF 2019 WORK PROGRAM**  
[WORK PROGRAM](#)
5. **PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

**APPROVAL OF MINUTES**

6. **December 10, 2018**  
[December 10, 2018](#)

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**21, 33**

**CONSENT - ITEMS FOR DEFERRAL**

**22, 23, 24, 25, 31**

**CONSENT - ITEMS FOR APPROVAL**

**15, 17, 18, 19, 20, 26, 27, 28, 29, 30, 32, 34**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

7. **PA-17-18 2671 Brightside Drive**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Brightside Drive, to the west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail and compatibility with surrounding higher intensity land use designation  
**Related to Case 72-18**  
[Application](#) [Staff Report](#)
8. **Case 72-18 2671 Brightside Drive**  
 To rezone from Single Family Residential (A1) to Town House (A2.5) on property located on the south side of Brightside Drive, to the west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Related to PA-17-18**  
[Application](#) [Staff Report](#)
9. **PA-20-18 7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 4 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent higher intensity land use designation  
**Related to Case 81-18**  
[Application](#) [Staff Report](#)
10. **Case 81-18 7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive**  
 To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 5 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, being compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Related to PA-20-18**  
[Application](#) [Staff Report](#)
11. **PA-21-18 7400-7500 UND Thrush Drive and 9661 - 9835 Tanager Drive**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located on the north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on Lot 11.374 AC of the Terrace Land Company, Inc. Property and Lots 130 thru 137 of the Audubon Terrace Subdivision, Second Filing. Sections 55 and 60, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail  
**Related to Case 82-18**  
[Application](#) [Staff Report](#)

12. **Case 82-18 7400-7500 UND Thrush Drive**

To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Siegen Lane, south of Interstate 10, and north of Bunting Drive, on Lot 11.374 AC of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, being compatible with surrounding uses, and conforming to Unified Development Code requirements

***Related to PA-21-18***

[Application](#) [Staff Report](#)

13. **PA-1-19 12018 and 12058 Perkins Road**

To amend the Comprehensive Land Use Plan from Compact Neighborhood to Office on property located on the south side of Perkins Road, east of the intersection of West Tom Stokes Court and Perkins Road, on Lots B and C, Terre Haute Subdivision. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent uses

***Related to Case 2-19***

[Application](#) [Staff Report](#)

14. **Case 2-19 12018 and 12058 Perkins Road**

To rezone from Transition (B1) to General Office Low Rise (GOL) on property located on the south side of Perkins Road, east of the intersection of West Tom Stokes Court and Perkins Road, on Lots B and C, Terre Haute Subdivision. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

***Related to PA-1-19***

[Application](#) [Staff Report](#)

15. **CONSENT FOR APPROVAL Case 1-19 9460 Perkins Road**

To rezone from Light Commercial (LC2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to increase the area of C-AB-1 on property located west of Bluebonnet Boulevard, on the south side of Perkins Road, to the north side of Hyacinth Avenue, on a portion of Tract C-1-A-3 of the Vito Roppolo Tract. Section 59, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

16. **Case 3-19 1154 Millerville Road**

To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Millerville Road, to the south of Old Hammond Highway, on a portion of Lot 15, Shady Oaks Subdivision. Section 8, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

17. **CONSENT FOR APPROVAL Case 4-19 552 Live Oak Boulevard and 4018 North Street**  
 To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the southeast quadrant of the intersection of Live Oak Boulevard and North Street, to the west of Roselawn Avenue, on Lots 23, 24, 25, 32, 33, and 58 thru 64, Buffington Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.  
[Application](#) [Staff Report](#)
  
18. **CONSENT FOR APPROVAL Case 5-19 5744 South Sherwood Forest Boulevard**  
 To rezone from Rural to Light Commercial (LC3) on property located on the west side of Sherwood Forest Boulevard, to the north of Airline Highway on Lot C-2-3-C-1-A1-A-1, of the O. C. Harrell Tract. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
19. **CONSENT FOR APPROVAL Case 6-19 336 Highlandia Drive**  
 To rezone from Rural to Heavy Commercial (HC1) on property located on the west side of Highlandia Drive, to the north of Lavo Lane on Lot 22, Highlandia Subdivision. Section 57, T8S, R2E, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.  
[Application](#) [Staff Report](#)
  
20. **CONSENT FOR APPROVAL Case 8-19 4343 Nicholson Drive**  
 To rezone from Heavy Commercial (C2) and Neighborhood Commercial Alcoholic Beverage (Restaurant) (NC-AB) to Heavy Commercial (HC1) on property located on the southeast corner of Nicholson Drive and East Boyd Drive, on Lot 2-A-1, James T. Amis Tract. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.  
[Application](#) [Staff Report](#)
  
21. **CONSENT FOR WITHDRAWAL Case 9-19 17333 George O’Neal Road and 16560 Spiller’s Way**  
 To rezone from Rural to Zero Lot Line (A2.6) on property located on the west side of George O’Neal Road to the north of White Oak Place on Tract Y-1 and a portion of Tract X-2-A-1-A, of the Property of A. L. Bordelon. Section 53, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**Related to S-3-19**  
  
***Withdrawn by the applicant on January 9, 2019***  
[Application](#)
  
22. **CONSENT FOR DEFERRAL S-3-19 Villas at White Oak**  
 A proposed residential subdivision located on the west side of George O’Neal Road and south of Spiller’s Way, on Tracts X-2-A-1-A and Y-1 of the Dr. A.L. Bordelon Property. (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion rezoning case is approved

*Related to Case 9-19 but only requires Planning Commission approval*

***Deferred to February 18, 2019, by the Planning Director***

[Application](#)

23. **CONSENT FOR DEFERRAL ISPUD-1-19 Highpoint Subdivision**  
 Proposed four single family residential lots on property located south side of Highland Road, at the southwest quadrant of the intersection of Henry Adams and Highland Road, on Lot A-1, portion of an unnumbered 0.95 acre tract property. Section 68, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)  
***Deferred to February 18, 2019, by the Planning Director***  
[Application](#)
24. **CONSENT FOR DEFERRAL ISPUD-2-19 ADC**  
 Proposed mixed use development that includes commercial, office, and residential uses on property located north of Goodwood Avenue, south of Government Street, and west of Lobdell Avenue, on Lots 42, 47, and 48, and a portion of Lot CA-1, of the Adelia at Old Goodwood Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
***Deferred to February 18, 2019, by the Planning Director***  
[Application](#)
25. **CONSENT FOR DEFERRAL SPUD-2-18 Valencia Park**  
 A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)  
***Deferred to February 18, 2019, by Councilmember Wicker***  
[Application](#)
26. **CONSENT FOR APPROVAL PUD-1-19 Hollywood Heights Concept Plan**  
 A proposed low density two family residential development on property located on north side of Hollywood Street, and east of Plank Road, on Lots A, B, and 3-A of M.C. Hausey Property and Lots 10-18 of the Maurice Place Subdivision. Sections 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

27. **CONSENT FOR APPROVAL PUD-1-11 Pointe Marie Concept Plan Revision 5**  
 Proposed revision to revise Phase 1 boundary on property located north of River Road, southwest of Nicholson Drive, and east of Ben Hur Road, on Lots F-1, P-M-1, G-1 thru G-17, MC-1 thru MC-35, CS-1 thru CS-98, MU -1 thru MU-8, and VC-1 thru VC-36, of the Point Marie Subdivision. Section 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)

28. **CONSENT FOR APPROVAL PUD-4-10 Williams Jet Center, BTR Airport Final Development Plan**  
 To develop three airport hangars, a fixed-base operator, and a taxiway connection, on property located on east side of Veterans Memorial Boulevard and north of Rosenwald Road, on a portion of Baton Rouge Metro Airport Property. Sections 72 and 76, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
29. **CONSENT FOR APPROVAL CUP-1-19 Woodlawn Baptist Church (5805 Jones Creek Road)**  
 To remove an existing building and provide a new religious educational building on property located on east side of Jones Creek Rd, and north of Tiger Bend Road, on Lot Church of the Woodlawn Baptist Church Property. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
30. **CONSENT FOR APPROVAL CUP-2-19 Sandy Creek Baptist Church (22834 Liberty Road)**  
 To expand an existing religious institutional building on property located on east side of Liberty Road, south of Jackson Road, on a portion of Lot Lovie K Browning and on Lot C-1 of the Claudia Lovie Browning Property. Section 23, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements  
[Application](#) [Staff Report](#) [Plans](#)
31. **CONSENT FOR DEFERRAL S-1-19 Oak Hill Estates Subdivision**  
 A proposed residential subdivision located on the south side of North Oak Hills Parkway, to the east of Shady Lake Parkway, on Tract B-1-C-1-A and Tract B-1-C-1-B of the Joseph Shelvin Property (Council District 3 - Loupe)  
***Deferred to February 18, 2019, by the Planning Director***
32. **CONSENT FOR APPROVAL S-2-19 Summer Gardens Subdivision**  
 A proposed residential subdivision located on the east side of Antioch Road, to the south of Woodlawn Acres Avenue, on Tract B of the Ronald Louis and Lois Cooper Goynes Property and Tract C of the Nina Cooper Bostwick Property (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
33. **CONSENT FOR WITHDRAWAL SS-1-19 Lewis Gottlieb Tract**  
 A proposed small subdivision with a private street on property located on the north side of Highland Road and west of Rue de Laplace, on Tract B-1 of the Lewis Gottlieb Tract (Council District 3 - Loupe)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
***Withdrawn by the applicant on January 16, 2019***  
[Application](#) [Staff Report](#) [Plans](#)

34. **CONSENT FOR APPROVAL**   **SP-1-19**   **Harding Place Apartments**  
A proposed multi-family residential development with over 100 units located on the west side of Plank Road, south of Harding Boulevard, on Tract A-1-A-1-A-3 of the Howell Place Subdivision, 2nd Filing (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#)   [Staff Report](#)   [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**